11/05/08 11:59:36 BK 2,964 PG 202 DESOTO COUNTY, MS W.E. DAVIS, CH CLERK

Return To:

Heturn To:

JACKSON OIL WELL ROAD OFFICE
FIRST STATE BANK
480 OIL WELL ROAD
JACKSON, TN 38308

This document was prepared by:
JACKSON OIL WELL ROAD OFFICE
FIRST STATE BANK
480 OIL WELL ROAD
JACKSON, TN 38308

(731) 660-5770

(731) 660-5770

(name, address, phone number)

Described as:

State of Mississippi	Space Above This Line For Recor	ding Data ———		
MODIFICATION OF DEED OF TRUST				
DATE AND PARTIES. The date of the SEPTEMBER 11, 2008. The part	nis Real Estate Modification (Modification) ties and their addresses are:	is		
GRANTOR: RHEA OIL COMPANY, IN 600 PICKWICK STREET SAVANNAH TN 38372	CORPORATED			
TRUSTEE:				
JOHN C CLARK				
115 W WASHINGTON AVE	NUE			
UNION CITY, TN 3826	1			
LENDER:				
JACKSON OIL WELL ROA FIRST STATE BANK 480 OIL WELL ROAD JACKSON, TN 38308	D OFFICE			
BACKGROUND. Grantor and Lender	entered into a Security Instrument dated			
JANUARY 11, 2000 and recorded	d on JANUARY 18, 2000	. The		
Security Instrument was recorded in	the records of <u>DESOTO</u>			
County, Missis	ssippi at			
Book 1181 Page 0416				
is located in DESOTO	County at			
SEE ATTACHED EXHIBIT A				

REAL ESTATE MODIFICATION-MISSISSIPPI Experie © 2001 Bankers Systems, Inc., St. Cloud, MN Form MMOD-MS 3/23/2005

885 EAST COMMERCE STREET, HERNANDO, MISSISSIPPI

(page 1 of 3)

MODIFICATION. For value received, Grantor and Lender agree to modify the original Security Instrument. Grantor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. (Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)

BANK OF MADISON COUNTY, A BRANCH OF FIRST STATE BANK OF UNION CITY, TN FORMERLY A BRANCH OF BANK OF SHARON, EFFECTIVE UPON THE MERGER OF THE BANK CHARTERS ON 1/24/03. FIRST STATE BANK, SUCCESSOR IN INTEREST TO BANK OF MADISON COUNTY EFFECTIVE UPON THE NAME CHANGE ON 5/1/08; EXTEND MATURITY DATE TO 1/11/15.

MAXIMUM OBLIGATION LIMIT. Instrument at any one time will not e	The total	principal amount secured by t	he Security	
increase decrease in the to does not include interest and other Instrument. Also, this limitation do Security Instrument to protect Lei contained in the Security Instrument	otal principal fees and ch es not apply nder's secur	amount secured. This limitation arges validly made pursuant to to advances made under the t	the Security erms of the	
warranty of title. Grantor was estate conveyed by the Security Ins and mortgage the property. Grantor except for encumbrances of record.	trument and	has the right to grant, bargain, or	convey, sell,	
CONTINUATION OF TERMS. Except the Security Instrument remain in eff	as specifica fect.	lly amended in this Modification,	all terms of	
SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Modification. Grantor also acknowledges receipt of a copy of the Modification.				
GRANTOR: (Signature) (Displaying (Displa	ate)	(Signature)	(Date)	
DAVID WILLOUGHBY, PRESIDENT				
(Signature) (Di	ate)	(Signature)	(Date)	
(Signature) (D.	ate)	(Signature)	(Date)	
LENDER: JACKSON OIL WELL ROAD	D OFFICE			
By RICK L WEBB				
© 2001 Bankers Systems, Inc., St. Cloud, MN	Form MMQD-MS 3	/23/2005	(page 2 of 3)	

With whom I am personally acquainted, and who acknowledged that he/she/lexecuted the within instrument to the purposes therein contained. WITNESS MY HAND, at effice, this day of My commission expires: (Seal) (Notary Public) ACKNOWLEDGMENT: STATE OF Tenessee , COUNTY OF Madison On this 30 day of Detacr, 2008 , before me appear to me personally known (or proved to me on the basis of satisfactory eviden who, being by me duly sworn or affirmed did say that (ha)she/they is/are Of First State Bank (Name of Business or Earling) State banking asseciation and that (the seal affixed to the instrumis the seal of said) (no seal has been procured by said) business or entity, and the instrument was signed and sealed, if applicable, on behalf of said business entity by authority of its board of directors/partners/members (or other govern body), and said Community Bank President acknowledged the instrument to be the free act and deed of said business or entity. STATE OF TENNESSEE OF NOTARY	The state of the s	STATE OF	, COUNTY OF	} ss
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ACKNOWLEDGMENT: STATE OF Tennessee , COUNTY OF Madison } Until 30 day of October, 2008 , before me appear Rick Webb to me personally known (or proved to me on the basis of satisfactory evidened who, being by me duly sworn or affirmed did say that (ha) she/they is/are Community Dank Resident (Name of Business or a(n) State Danking asseistion and that (the seal affixed to the instruming is the seal of said) (no seal has been procured by said) business or entity, and the instrument was signed and sealed, if applicable, on behalf of said business entity by authority of its board of directors/partners/members (or other govern body), and said Community Bank President acknowledged the instrument to be the free act and deed of said business or entity. STATE OF TENNESSEE ON (Notary Public)		executed the within instrum	nent for the purposes therein contained.	
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TO SOUNT	T.	PUBLIC 1		

Mail Tax Bills to:

DEED OF TRUST ATTACHMENT ACKNOWLEDGEMENT

STATE OF Jennessee
COUNTY OF Madison
On this 30 day of October, 2008 20, before me appeared David Willoughby, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn or affirmed did
basis of/satisfactory evidence), who, being by me duly sworn or affirmed did say that (he/she/they is/ are the President
(Titles) of Khea Oil Company Incorporated (Name of Business or Entity) a(n) Tennessee Corporation and that (the
seal affixed to the instrument is the seal of said) (no seal has been procured by said) business or entity, and that the instrument was signed and sealed, if
applicable, on behalf of said business or entity by authority of its board of directors/partners/members (or other governing body), and said **Resident*
, acknowledged the instrument to be free act and deed of said business or entity.

My commission expires:

(seal)

Sarah Carroll Wood
(Notary Public)

Legal Description

<u>Tract 1:</u> Description of the Rhea Oil Company, Inc. property recorded in Book 163, Page 607 and being located in the Southeast Corner of the Northeast Quarter of Section 18, Township 3 South, Range 7 West in Hernando, DeSoto County, Mississippi:

Commencing at a point in the centerline of East Commerce Street (120' R.O.W.), said point being 723.90 feet ± west of the Southeast Corner of the Northeast Quarter of Section 18, Township 3 South, Range 7 West; thence south 02 degrees 53 minutes 59 seconds east, 59.67 feet to a found concrete monument in the south line of said East Commerce Street, said point being the northwest corner of said property recorded in Book 163, Page 607 and being in the east line of Interstate No. 55 and being the Point of Beginning; thence north 87 degrees 06 minutes 01 seconds east along the south line of said East Commerce Street, 200.00 feet to a set 1/2" rebar with plastic cap in the east line of said property recorded in Book 163, Page 607 and being in a west line of the Optima, Inc. property recorded in Book 267, Page 252; thence south 03 degrees 31 minutes 58 seconds east along the east line of said property recorded in Book 163, Page 607 and along a west line of said property recorded in Book 267, Page 252, 200.16 feet to a set 1/2" rebar with plastic cap in the south line of said property recorded in Book 163, Page 607 and in a north line of said property recorded in Book 267, Page 252; thence south 87 degrees 06 minutes 01 seconds west along the south line of said property recorded in Book 163, Page 607 and along a north line of said property recorded in Book 267, Page 252, 185.25 feet to a found 1" pipe in the west line of said property recorded in Book 163, Page 607 and in the east line of said Interstate No. 55; thence north 07 degrees 44 minutes 37 seconds west along the west line of said property recorded in Book 163, Page 607 and along the east line of said Interstate No. 55, 200.87 feet to the point of beginning and containing 38,554 square feet or 0.885 acres of land.

<u>Tract 2 - Perpetual Easement:</u> Description of the Perpetual Easement for a sign site recorded in Book 163, Page 607 being part of the Optima, Inc. property recorded in Book 267, Page 252 and being located in the Southeast Corner of the Northeast Quarter of Section 18, Township 3 South, Range 7 West in Hernando, DeSoto County, Mississippi:

Commencing at a point in the centerline of East Commerce Street (120' R.O.W.), said point being 723.90 feet ± west of the Southeast Corner of the Northeast Quarter of Section 18, Township 3 South, Range 7 West; thence south 02 degrees 53 minutes 59 seconds east, 59.67 feet to a found concrete monument in the south line of said East Commerce Street, said point being the northwest corner of the Rhea Oil Company, Inc. property recorded in Book 163, Page 607 and being in the east line of Interstate No. 55; thence south 07 degrees 44 minutes 37 seconds east along the west line of said property recorded in Book 163, Page 607 and along the west line of said property recorded in Book 267, Page 252 and along the east line of said Interstate No. 55, 370.20 feet to a found 1/2" pinch pipe, said point being the Point of Beginning; thence across said property recorded in Book 267, Page 252 the following calls: north 82 degrees 15 minutes 23 seconds east, 30,00 feet to a set 1/2" rebar with plastic cap; south 07 degrees 44 minutes 37 seconds east, 29.74 feet to a set 1/4" rebar with plastic cap in the south line of said property recorded in Book 267, Page 252 and in a north line of Lot 5, I-55 East Commercial Subdivision recorded in Plat Book 41, Page 6; thence south 82 degrees 15 minutes 23 seconds west along the south line of said property recorded in Book 267, Page 252 and along the north line of said Lot 5 recorded in Plat Book 41, Page 6, 30.00 feet to a found 1/2" pinch pipe in the west line of said property recorded in Book 267, Page 252 and in the east line of said Interstate No. 55; thence north 07 degrees 44 minutes 37 seconds west along the west line of said property recorded in Book 267, Page 252 and along the east line of said Interstate No. 55, 29.74 feet to the point of beginning and containing 892 square feet or 0.020 acres of land.

Exhibit "A"